011.0	0004	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,131,800 /	1,131,800
					USE VALUE:	1,131,800 /	1,131,800
					ASSESSED:	1,131,800 /	1,131,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	LOMBARD TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEMATTIA-DETURSI MICHELE
Owner 2:	DETURSI PASQUALE
Owner 3:	
Street 1:	36 LOMBARD TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEMATTIA-DETURSI MICHELE/TR -
Owner 2:	MPTGQ TRUST -
Street 1:	36 LOMBARD TERRACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2688 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5391.000	603,100	5,100	523,600	1,131,800
Total Card	0.124	603,100	5,100	523,600	1,131,800
Total Parcel	0.124	603,100	5,100	523,600	1,131,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.02 /Parcel: 421.02

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 8903

GIS Ref

GIS Ref

Insp Date 03/03/18

!1007!

PREVIOUS ASSESSMENT

Parcel ID 011.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	603,100	5100	5,391.	523,600	1,131,800		Year end	12/23/2021
2021	104	FV	576,400	5100	5,391.	523,600	1,105,100		Year End Roll	12/10/2020
2020	104	FV	576,400	5100	5,391.	523,600	1,105,100	1,105,100	Year End Roll	12/18/2019
2019	104	FV	430,700	5100	5,391.	552,600	988,400	988,400	Year End Roll	1/3/2019
2018	104	FV	414,700	5100	5,391.	407,200	827,000	827,000	Year End Roll	12/20/2017
2017	104	FV	389,200	5100	5,391.	389,800	784,100	784,100	Year End Roll	1/3/2017
2016	104	FV	389,200	5100	5,391.	360,700	755,000	755,000	Year End	1/4/2016
2015	104	FV	347,200	5100	5,391.	302,500	654,800	654,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:21:32

LAST REV

Date	Time
02/27/20	08:46:31
danam	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 1007

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMATTIA-DETURS	72152-69	1	1/23/2019	Convenience	1	No	No		
DEMATTIA ALAN &	69238-324		5/5/2017	Family	320,000	No	No	8	Bought the other owner out.
DEMATTIA-DETURS	68551-428		12/8/2016	Convenience	1	No	No		
DEMATTIA-DETURS	68551-422		12/8/2016	Convenience	1	No	No		
DETURSI PASQUAL	66117-451		9/23/2015	Convenience	1	No	No		
DEMATTIA WILLIA	66117-449		9/23/2015	Convenience	1	No	No		
DI MATTIA ADELI	65770-83		7/22/2015	Convenience	99	No	No		
DI MATTIA ADELI	65770-81		7/22/2015	Convenience	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1666	Solar Pa	5,544	C				
10/12/2012	1304	Re-Roof	3,900	C				
11/22/2011	1542	New Wind	2,900					REPL 1 WINDOW
8/16/2011	872	Manual	3,000					REPL ENTRY DOOR
9/20/2007	836	Manual	15,000					replace second fl
3/5/2004	137	Manual	1,500					new white alum gut
11/10/2001	917	Redo Kit	45,000	C				7 NEW WINDOWS-REMO

ACTIVITY INFORMATION

Date	Result	By	Name
3/3/2018	Inspected	BS	Barbara S
2/17/2018	MEAS&NOTICE	KB	Kevin B
1/31/2018	SQ Returned	MM	Mary M
4/18/2013	Info Fm Prmt	EMK	Ellen K
4/2/2009	Meas/Inspect	189	PATRIOT
2/21/2009	Measured	372	PATRIOT
2/15/2005	Permit Visit	BR	B Rossignol
3/22/2000	Inspected	270	PATRIOT
9/24/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	8903
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5391		Sq. Ft.	Site		0	90.	1.08	10									523,559						523,600	

Total AC/HA:	0.12376	Total SF/SM:	5391	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	523,559	Spl Credit		Total:	523,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06518388
Const Adj.:	0.99989998
Adj $ / SQ:	191.714
Other Features:	137750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	740898
Depreciation:	137807
Depreciated Total:	603091

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	7	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	8	4	
Totals			
2	14	7	

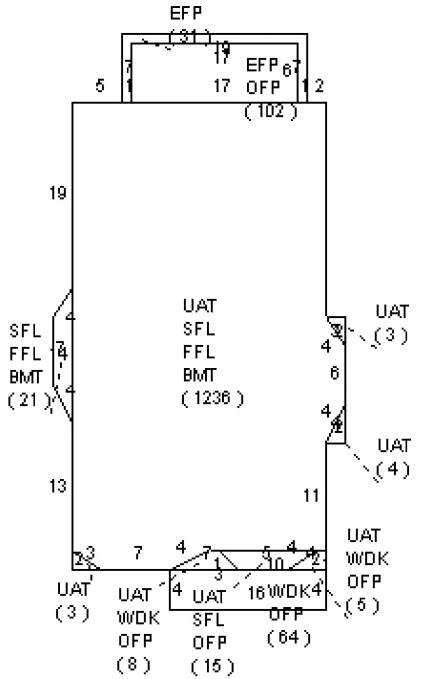
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.71
Special Features:	0	Val/Su Net:	133.75
Final Total:	603100	Val/Su SzAd	238.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,272	191.710	243,860
BMT	Basement	1,257	57.510	72,295
FFL	First Floor	1,257	191.710	240,984
UAT	Upper Attic	319	105.440	33,583
OFP	Open Porch	194	25.000	4,851
EFP	Enclos Porch	133	47.690	6,343
WDK	Deck	77	16.000	1,232

	Net Sketched Area:	4,509		Total:	603,148
Size Ad	2529	Gross Area	5464	FinArea	2688

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 011.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1929	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100